

Planning Matters

Volume 4, Issue 3

Summer 2007

Planning Commission to Consider Zoning & Subdivision Regulations Amendments

Proposed regulations to provide additional tools for implementing the Comprehensive Plan

Any planning process should contain, at minimum, the following eight steps:

- (1) Identification of community needs
- (2) Data analysis
- (3) Issue analysis
- (4) Goals & objectives
- (5) Planning recommendations
- (6) Action plan development
- (7) Plan adoption
- (8) Plan implementation**
- (9) Plan review**

Over the last two years, the Planning Commission's Technical Committee has focused on plan implementation and plan review (Steps #8 and #9). The Committee has reviewed the current Comprehensive Plan and Zoning and Subdivision Regulations to ensure coordination of planning and regulations and to provide for the necessary decisionmaking tools.

In particular, the Technical Committee determined that although the Comprehensive Plan goals and objectives call for the evaluation of land use impacts on existing and proposed public services and for ensuring that new developments are served by adequate public infrastructure, the actual tools (regulations) had not been developed to allow for proper analysis and evaluation. The Technical Committee cited the following goals (Cornerstone Issues) and objectives (General Development Policies) of the Comprehensive Plan that emphasize the importance of coordinating land use and infrastructure planning:

Cornerstone Issue #4 – Public infrastructure and services (page 35). Encourage the provision of quality public services and adequate

infrastructure to guide the location, timing, and intensity of future land uses based on the community's ability to maintain high levels of service, to accommodate demand as projected by the land use plan, and to prevent system or locational deficiencies.

General Development Policy—Reorientation Policy (pages 35-36). Reorient development to encourage compact development to provide more efficient public services, reduce infrastructure costs, limit urban sprawl, maximize utility of urban land, and protect rural land from development.

General Development Policy (page 37). Evaluate future large scale developments on the basis of the impact on the existing and future public services and infrastructure, requiring mitigation techniques where feasible. The public impact services evaluation should include at a minimum an assessment of impact on roads, water treatment and distribution capabilities, sewer treatment and distribution capabilities, schools, electric, police and fire services, and statement of the availability of adequate services levels for each public service and infrastructure.

General Development Policy (page 37). Address existing and future transportation congestion through a combined approach of access management, traffic systems management, development impact analysis, and new bypass connector as further detailed in the Transportation Plan.

Proposed Amendments

On October 9th, the Planning Commission held a public hearing to

present and take comment on the proposed amendments. On October 23, the Planning Commission will make a recommendation on the Zoning Regulations and take final action on the Subdivision Regulations. If recommended for approval, the Planning Commission will transmit only the Zoning Regulations amendments to the legislative bodies for final action. If approved by the legislative bodies, the Zoning Regulations amendments will go into effect possibly in late January 2008.

The following paragraphs outline the proposed Zoning and Subdivision Regulations. The purposes of these amendments are to:

- ◆ Develop actual tools to direct growth to areas served by adequate services and at a rate that will not unduly strain public facilities;
- ◆ Prevent inappropriate developments in areas with poor infrastructure;
- ◆ Provide sufficient information to evaluate compatibility, suitability, and timeliness of developments.

Traffic Analysis

The proposed amendments include the requirement of traffic analysis for certain developments prior to rezoning, subdivision, and conditional use consideration. The purposes of traffic analysis are to maintain an acceptable level of road services while allowing new development to occur, to evaluate the impact of proposed development on existing roadways, and to identify future road improvement needs.

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Proposed Amendments (continued from page 1)

A traffic assessment will be required for any development with an entrance on a road with greater than 1,500 Average Daily Trips and that generates more than 25 directional peak hour trips. This assessment will be required for residential developments with 40 or more units and commercial, industrial, and mixed use developments. A traffic assessment requires less analysis, and in particular, does not require a level of service analysis for the impacted area.

A traffic impact study, which is more detailed and require the level of service analysis, will be required for any development with an entrance on a road with greater than 2,000 Average Daily Trips and that generates more than 50 directional peak hour trips. Developments requiring a traffic impact study would be residential developments with more than 80 units and large-scale commercial, industrial, and mixed use developments.

The traffic analysis will determine whether improvements, if any, to any existing roadway providing direct access to the proposed development must be made prior to development. If improvements are necessary to accommodate the development, then the Developer must either agree (1) to construct the improvements or (2) participate in a public or private partnership program to construct the improvements. All improvements will be required to comply with Subdivision Regulations and roadway standards of the applicable legislative body.

Development Plans

Current regulations do not require the submission of a development plan for rezoning and conditional use permit applications. The proposed amendments will require a general development plan for all rezonings and conditional use permits and require a detailed development plan for planned unit, multi-family residential, industrial, and certain large-scale

commercial developments. A general development plan is intended to demonstrate the character and objectives of the proposed development in adequate detail to evaluate the impact of the proposed development on public facility and services and on the character of the neighborhood and community and to determine what shall be binding on the use and development of the property in question.

A detailed development plan is intended to contain specific plans for developing the property in question, including the implementation of the approved general development plan.

Sanitary Sewer Requirements

To ensure new developments are served by adequate public services, the proposed amendments will establish sanitary sewer, water, and fire protection thresholds.

Prior to consideration of rezoning, major subdivisions, conditional use permits, and detailed development plans, written certification from the appropriate utility must be provided and show that the proposed development will comply with sanitary threshold requirements. Developments with the Urban, Bloomfield Town, and New Haven Town Community Character Areas and located within 1,500 feet of a public sanitary sewer will be required to be served by public sanitary sewer. Residential developments with four or more lots and commercial, industrial, or office developments that are outside of those areas, but within 1,500 feet of sewer, will be required to be served by sewer. Any developments outside of those areas and beyond 1,500 feet of public sanitary sewer will not be required to be served by sewer but must meet other sanitary provisions.

Water & Fire Protection Requirements

The proposed amendments also establish minimum water and fire protection standards for proposed

developments. Prior to consideration of rezoning, major subdivisions, conditional use permits, and detailed development plans, written certification from the appropriate utility must be provided and evidence that public water lines are available or will be available and will be sufficient to serve the proposed use and meet fire protection standards of the appropriate legislative body must be submitted.

Minimum Lot Size

The proposed amendments also include an increase in the minimum size of lots not served by public sanitary sewer from 30,000 square feet (0.69 acre) to 43,560 square feet (1 acre). Because of more stringent requirements for siting septic systems, larger houses, more accessory structures, lack of availability of adequate soils, topographical constraints, etc., additional area is necessary to accommodate septic systems and allow adequate repair areas.

CBD Upper Story Housing

The Central Business District (B-2) are the downtown commercial core area of the Cities of Bardstown, Bloomfield, Fairfield, and New Haven. Current B-2 regulations only allow 50 percent of commercial structures to be used for residential uses. To encourage downtown housing, the proposed amendments will change this regulation to allow upper-story housing (2nd and 3rd floors) to be used for dwellings.

Pre-Application Conference

The proposed amendments include the requirement that a pre-application conference between the Applicant, Developer, and staff must be completed prior to making application.

Copies of the proposed amendments are available at the Planning Commission offices or by email.

Zoning Compliance Permits January—September 2007

	City of Bardstown		Nelson County		Total	
	Permits	Est. Cost	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)
Agricultural Structures	0	\$0	42	\$466,000	42	\$466,000
Agricultural Additions	0	\$0	1	\$4,200	1	\$4,200
Agricultural Subtotal	0	\$0	43	\$470,200	43	\$470,200
Accessory Additions	0	\$0	6	\$25,350	6	\$25,350
Accessory Structures	60	\$244,752	193	\$1,526,670	253	\$1,771,422
Demolitions	3	\$0	9	\$0	12	\$0
Duplexes (16 units)	6	\$547,000	2	\$300,000	8	\$847,000
Manufactured Homes, double-wide	0	\$0	17	\$1,264,589	17	\$1,264,589
Manufactured Homes, single-wide	5	\$53,500	25	\$284,095	30	\$337,595
Manufactured Home Additions	1	\$2,000	1	\$40,000	2	\$42,000
Modular Homes	0	\$0	4	\$600,595	4	\$600,595
Multi-Family Structure (3 units)	1	\$110,000	0	\$0	1	\$110,000
Multi-Family Alterations/Remodeling	0	\$0	0	\$0	0	\$0
Single-Family Additions	17	\$164,100	85	\$1,495,774	102	\$1,659,874
Single-Family Dwellings	42	\$4,090,000	123	\$17,183,329	165	\$21,273,329
Single-Family Alteration/Remodeling	7	\$177,400	16	\$230,800	23	\$408,200
Townhouses/Condominiums (22 units)	4	\$850,000	0	\$0	4	\$850,000
Residential Subtotal	146	\$6,238,752	481	\$22,951,202	627	\$29,189,954
Commercial Accessory Structures	5	\$41,500	2	\$30,952	7	\$72,452
Commercial Additions	7	\$2,521,700	3	\$63,000	10	\$2,584,700
Commercial Alteration/Remodeling	14	\$121,900	7	\$166,500	21	\$288,400
Commercial Demolitions	1	\$0	1	\$0	2	\$0
Commercial Relocations	0	\$0	0	\$0	0	\$0
Commercial Structures	9	\$1,597,078	5	\$257,155	14	\$1,854,233
Commercial Tenant Fit-Ups	15	\$1,175,500	3	\$125,785	18	\$1,301,285
Commercial Subtotal	51	\$5,457,678	21	\$643,392	72	\$6,101,070
Industrial Accessory	1	\$24,611	1	\$14,275	2	\$38,886
Industrial Additions	4	\$4,740,000	0	\$0	4	\$4,740,000
Industrial Alterations/Remodeling	3	\$1,123,500	1	\$25,000	4	\$1,148,500
Industrial Structures	0	\$0	4	\$561,250	4	\$561,250
Industrial Subtotal	8	\$5,888,111	6	\$600,525	14	\$6,488,636
Public Accessory Structures	0	\$0	0	\$0	0	\$0
Public Structures	0	\$0	1	\$250,000	1	\$250,000
Public Addition	1	\$3,000	1	\$26,000	2	\$29,000
Public Alterations/Remodeling	1	\$110,000	2	\$63,350	3	\$173,350
Public Subtotal	2	\$113,000	4	\$339,350	6	\$452,350
Telecommunications Facilities	0	\$0	3	\$210,000	3	\$210,000
Telecom. Accessory Structures	0	\$0	1	\$45,000	1	\$45,000
Telecommunications Subtotal	0	\$0	4	\$255,000	4	\$255,000
Voided/Renewed Permits	0	\$0	0	\$0	0	\$0
Total Permits Issued	207	\$17,697,541	559	\$25,259,669	766	\$42,957,210

Joint City-County Planning Commission of Nelson County

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**Serving the
Cities of Bardstown,
Bloomfield, Fairfield,
& New Haven
&
Nelson County**

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denotes Magisterial District

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Phyllis Horne, Receptionist/Clerk
David Hall, Preservation Administrator
Mike Coen, Legal Counsel
Alicia Brown, Court Reporter



Mrs. Carolyn Welch was appointed to the Planning Commission by Nelson County Fiscal Court. Mrs. Welch will represent the 4th Magisterial District (Hunters, Deatsville, Samuels, Cox's Creek) and will serve an unexpired term through January 2010. Mrs. Welch and her family reside in Hunter's Village, and she works at Tower Automotive.

New Single-Family Dwelling Permits May Be Lowest Since 1995

Year	# Single-Family Dwelling Permits
1995	397
1996	380
1997	351
1998	474
1999	427
2000	402
2001	406

Year	# Single-Family Dwelling Permits
2002	391
2003	429
2004	377
2005	390
2006	252
2007 (through 9/30/07)	165